

STATE ALLOCATION BOARD
IMPLEMENTATION COMMITTEE
August 1, 2003

SENATE BILL 575 SURVEY
**Automatic Fire Detection /Alarm
and Automatic Sprinkler Requirement**

BACKGROUND

Senate Bill (SB) 575, Chapter 725, Statutes of 2001 requires all school district plans for new construction and modernization submitted to the Division of the State Architect (DSA) and requesting funding under the School Facility Program (SFP) on or after July 1, 2002 to include automated fire detection, alarm, and in certain types of construction, a sprinkler system. In addition, this law required the State Allocation Board (SAB) to modify the existing grants for new construction and modernization to cover the costs associated with the purchase and installation of an automatic fire detection alarm and/or sprinkler system. The SAB adopted regulations in June 2002 to include an increase to the per pupil grants for these costs.

A provision in SB 575 requires the SAB to review the adequacy of the per pupil grant adjustments and determine if these adjustments are sufficient. The SAB is required to perform this review prior to July 1, 2003.

INITIAL GRANT CREATION

Since SB 575 required the SAB to adjust the per pupil grant amounts for new construction and modernization to cover the increased costs of installing these systems, the Office of Public School Construction (OPSC) was faced with the difficult task of locating resources that could assist in creating the grant adjustments. The OPSC solicited data at two SAB Implementation Committee meetings for this purpose and contacted the DSA and the Office of the State Fire Marshall (OSFM) to request information and resources. The OSFM and the DSA provided the OPSC with several sources, which enabled access to the data needed. The OPSC utilized these sources to create the initial per pupil grant for new construction and modernization.

A factor that influenced the decision to create the per pupil grants with limited information was the timeline for the implementation of this law. The California Building Standards Commission adopted the OSFM's regulations on an emergency basis; therefore, the regulations would require the DSA and the SAB to implement SB 575 on July 1, 2002.

SUMMARY OF SURVEY RESULTS

To assist the OPSC in conducting a meaningful review of the adequacy of the per pupil grants, the OPSC mailed a survey to all districts that received funding under these new fire code provisions. A total of nearly 100 surveys were sent out with 49 responses received (20 new construction and 29 modernization projects). Included with the survey the districts submitted either a detailed cost breakdown, such as a contractor bid, or schedule of values. The districts that responded to the survey represent northern, central, and southern areas of California, as well as suburban, urban and rural.

SUMMARY OF SURVEY RESULTS (cont.)

Today we are discussing the results of the survey, and our recommendations which are outlined in the below chart:

New Construction (Additions to an existing site):

<i>Description</i>	<i>Current Per Pupil Grant * @ 50% State Share</i>	<i>Per Pupil Grant Based on Survey @ 50% State Share</i>	<i>Recommended Per Pupil Grant** @50% State Share</i>
Alarm/Detection – Elementary	\$30.00	\$6.35	\$8.00
Alarm/Detection – Middle	\$39.00	\$9.75	\$11.00
Alarm/Detection – High	\$29.00	\$16.50	\$18.00

New Construction (New School / New Campus):

<i>Description</i>		<i>Current Per Pupil Grant * @ 50% State Share</i>		<i>Per Pupil Grant Based on Survey @ 50% State Share</i>		<i>Recommended Per Pupil Grant** @50% State Share</i>	
		<i>Grant \$</i>	<i>Combined Total</i>	<i>Grant \$</i>	<i>Combined Total</i>	<i>Grant \$</i>	<i>Combined Total</i>
<i>Elementary</i>	Alarm/Detection	\$30.00	\$124.00	\$6.35	\$111.08	\$8.00	\$119.00
	Sprinkler	\$94.00		\$104.73		\$111.00	
<i>Middle</i>	Alarm/Detection	\$39.00	\$151.00	\$9.75	\$132.58	\$11.00	\$143.00
	Sprinkler	\$112.00		\$122.83		\$132.00	
<i>High School</i>	Alarm/Detection	\$29.00	\$156.00	\$16.50	\$146.50	\$18.00	\$155.00
	Sprinkler	\$127.00		\$130.00		\$137.00	

Modernization:

<i>Description</i>	<i>Current Per Pupil Grant * @ 80% State Share</i>	<i>Per Pupil Grant Based on Survey @ 80% State Share</i>	<i>Recommended Per Pupil Grant** @80% State Share</i>
Alarm/Detection – Elementary	\$118.00	\$76.68	\$81.00
Alarm/Detection – Middle	\$146.00	\$76.72	\$81.00
Alarm/Detection – High	\$143.00	\$72.80	\$81.00

* This per pupil grant amount is representative of the current grant amount based on the January 1, 2003 Index.

** These per pupil grant amounts will be shown in regulations at the 1998 index amount to coincide with other grants provided in the regulations.

SUMMARY OF SURVEY RESULTS (cont.)

The survey results show that some costs were under-funded and others were over-funded. As a result, the OPSC is recommending that the per pupil grant amounts be adjusted accordingly to reflect the actual costs. The initial per pupil grant developed for new construction projects that contain or require automatic sprinkler systems is inadequate; therefore, the OPSC is recommending that these costs be increased to reflect the actual costs. The initial new construction and modernization per pupil amount for fire alarm/detection is excessive, and the OPSC is recommending that the per pupil grant be reduced. The average for the actual project costs from the survey results is the basis of our recommended amounts. These amounts include consideration for soft costs.

Special Day Class Pupils

The initial per pupil grant adjustments for SDC pupils was created by increasing the SDC grants proportionately from the base grant to the SDC base grant. The survey results did not delineate whether the project contained SDC pupils; therefore, the OPSC has no data to support if the grants are sufficient or not. However, we recommend adjustment of the SDC per pupil grants accordingly to be consistent with the recommended amounts in this item.

Other

The grants provided for toilet and therapy area in new construction projects and for current replacement costs of toilet and therapy area include a small amount for the cost of automatic fire detection and alarm systems and automatic sprinkler systems. In accordance with the survey results, the decrease in the funding provided for these systems would be minimal; therefore, the OPSC recommends no change to the grant amounts.

RECOMMENDATIONS

1. Adjust the current per pupil new construction and modernization grants for fire alarm/detection system based upon the based upon the recommended per pupil grant amount indicated in the chart above.
2. Adjust the current per pupil new construction grant for automatic fire alarm and sprinkler system recommended per pupil grant amount indicated the chart above.
3. Adjust the Special Day Class per pupil grants based upon the adjustment to the new construction and modernization grants recommended above.
4. Present to the SAB the proposed amended SFP Regulations as shown on Attachment A.
5. Present to the SAB the proposed 2003 adjustments to the SFP Regulations as shown on Attachment B.

ATTACHMENT A

Proposed Amended Regulations Automatic Fire Detection /Alarm and Automatic Sprinkler Requirement

Amend Section 1859.71.2 as follows:

Section 1859.71.2. New Construction Additional Grant for Fire Code Requirements.

- (a) In addition to any other funding authorized by these Regulations, the Board shall provide the following grant amounts for each pupil included in an application for new construction if the project includes an automatic fire detection and alarm system as described in Education Code Section 17074.52:
 - (1) ~~\$26.82~~ \$7.12 for each elementary school pupil.
 - (2) ~~\$33.65~~ \$9.79 for each middle school pupil
 - (3) ~~\$25.94~~ \$16.03 for each high school pupil.
 - (4) ~~\$80.06~~ \$20.42 for each pupil that is a Severely Disabled Individual with Exceptional Needs.
 - (5) ~~\$53.57~~ \$30.41 for each pupil that is a Non-Severely Disabled Individual with Exceptional Needs.
- (b) In addition to the funding provided by Subdivision (a) of Education Code Section 17072.10 and Section 1859.71.1, the Board shall provide the following grant amounts for each pupil included in an application for new construction if the project includes an automated sprinkler system as required in Education Code Section 17074.52:
 - (1) ~~\$83.67~~ \$98.83 for each elementary school pupil.
 - (2) ~~\$99.01~~ \$117.53 for each middle school pupil.
 - (3) ~~\$112.84~~ \$121.98 for each high school pupil.
 - (4) ~~\$273.86~~ \$209.77 for each pupil that is a Severely Disabled Individual with Exceptional Needs.
 - (5) ~~\$183.23~~ \$312.40 for each pupil that is a Non-Severely Disabled Individual with Exceptional Needs.
- (c) Pursuant to Subdivision (c) of Education Code Section 17074.56, the Board shall provide the grant amounts shown in (a) and (b) above if applicable, in addition to any other funding authorized by these Regulations, for each pupil included in an application for new construction if all the following criteria are met:
 - (1) The final plans for the new construction project were submitted to the Division of the State Architect for review and approval between September 1, 2001 and June 30, 2002.
 - (2) The final plans for the new construction project included an automatic fire detection and alarm system and/or an automatic sprinkler system as described in Education Code Section 17074.52 or the project will include the system(s) prior to the completion of the project.
 - (3) The new construction project did not receive the entire New Construction Adjusted Grant apportionment by June 30, 2002.

The amounts shown in (a) and (b) above shall be adjusted annually in the manner prescribed in Section 1859.71.

Note: Authority cited: Section 17070.35, Education Code.

Reference: Section 17074.50, 17074.52, 17074.54 and 17074.56, Education Code.

Amend Section 1859.78.4 as follows:

Section 1859.78.4. Modernization Additional Grant for Fire Code Requirements.

- (a) In addition to any other funding authorized by these Regulations, the Board shall provide the following grant amounts for each pupil included in an application for modernization if the project includes an automatic fire detection and alarm system as described in Education Code Section 17074.52 or the fire detection and alarm system is deferred as authorized by Subdivision (b) of Education Code Section 17074.50:

- (1) ~~\$104.93~~ \$72.12 for each elementary pupil.
- (2) ~~\$129.95~~ \$72.12 for each middle school pupil.
- (3) ~~\$127.40~~ \$72.12 for each high school pupil.
- (4) ~~\$335.71~~ \$134.14 for each pupil that is a Severely Disabled Individual with Exceptional Needs.
- (5) ~~\$224.61~~ \$200.49 for each pupil that is a Non-Severely Disabled Individual with Exceptional Needs.
- (b) Pursuant to Subdivision (c) of Education Code Section 17074.56, the Board shall provide the grant amounts shown in (a) above, in addition to any other funding authorized by these Regulations, for each pupil included in an application for modernization if *all* the following criteria are met:
 - (1) The final plans for the modernization project were submitted to the Division of the State Architect for review and approval between September 1, 2001 and June 30, 2002.
 - (2) The final plans for the modernization project included an automatic fire detection and alarm system as described in Education Code Section 17074.52 or the project will include the system prior to the completion of the project.
 - (3) The modernization project did not receive the entire modernization Adjusted Grant apportionment by June 30, 2002.

The amounts shown in (a) above shall be adjusted annually in the manner prescribed in Section 1859.78.

Note: Authority cited: Section 17070.35, Education Code.

Reference: Sections 17074.50, 17074.52, 17074.54 and 17074.56, Education Code

ATTACHMENT B

Proposed 1998 and 2003 Grant Amount Adjustments Automatic Fire Detection /Alarm and Automatic Sprinkler Requirement

		1998 Additional Grant	Additional Grant Effective 1-1-03
New Construction	Auto Alarm/Detection – Elementary	\$7.12	\$8.00
	Auto Alarm/Detection – Middle	\$9.79	\$11.00
	Auto Alarm/Detection – High	\$16.03	\$18.00
	Auto Alarm/Detection – Special Day Class – Non-Severe	\$20.42	\$ 23.00
	Auto Alarm/Detection – Special Day Class – Severe	\$30.41	\$ 34.00
	Sprinkler – Elementary	\$98.83	\$111.00
	Sprinkler – Middle	\$117.53	\$132.00
	Sprinkler – High	\$121.98	\$137.00
	Sprinkler – Special Day Class – Non-Severe	\$209.77	\$236.00
	Sprinkler – Special Day Class – Severe	\$312.40	\$351.00
Modernization	Auto Alarm/Detection – Elementary	\$72.12	\$81.00
	Auto Alarm/Detection – Middle	\$72.12	\$81.00
	Auto Alarm/Detection – High	\$72.12	\$81.00
	Auto Alarm/Detection – Special Day Class – Non-Severe	\$134.14	\$151.00
	Auto Alarm/Detection – Special Day Class – Severe	\$200.49	\$225.00